



**Town of Arlington, Massachusetts**  
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## Minutes 09/24/2009

ARLINGTON  
 HISTORIC DISTRICT  
 COMMISSIONS

September 24, 2009  
 Whittemore Robbins House

### FINAL MINUTES

Commissioners Present: B.Cohen, A. Frisch, D. Levy, S. Makowka,  
 T. Smurzynski, J. Worden

Commissioners

Not Present: M. Hope Berkowitz, J. Hindmarsh, M. Kramer,  
 M. Logan, M. Potter

Guests Present: M. Krepelka, H. Krepelka, J. Devlin, S. Sawaya, D. MacArthur

Appointment of Alternate Commissioners: Mt Gilboa/Crescent Hill District were B. Cohen, A Frisch, S. Makowka, T. Smurzynski; Pleasant Street District were A. Frisch, D. Levy, S. Makowka, T. Smurzynski

Approval of Minutes: S. Makowka moved approval of August minutes with following changes: section 5 a – voted to allow a use of a 10 day certificate. Notification was approved followed by approval of application -- 5b – 2nd paragraph – above the ground, at the ground – should be replace ground with phrase existing grade.

Seconded by T. Smurzynski – all approved for final minutes

### Communications:

1. S. Makowka received an application for replacement of original wood windows in house due to elevated lead levels. The applicant asked to remediate windows; question was to strip and use existing sashes or replace with like window – wood sash, single glazing, and same muntin pattern, so forth. Applicant decided to go with Brosco Boston style sashes. S. Makowka will work with them on finalizing decisions.

2. S. Makowka has been in discussion with owner of a house on Westminster at the bend in road (red house on right hand side – 54 Westminster Ave.). There was a porch added sometime in 40s, but porch has since been removed and there is a sagging roof left over held up by 2 x 8. In disrepair, separating from house which is a rental property. The owner has been ordered to resolve safety condition by Board of Health. Would like to remove the added on roof and restore existing siding around where it was connected to house. S. Makowka told them if safety related go ahead – we have application – asking for 10 day certificate. Commissioners felt appropriate to issue 10 day Certificate and S. Makowka said he has no problem. T. Smurzynski moved proposed changes as submitted in application are so insubstantial in effect on the District that it is appropriate for 10 day certificate. Seconded by D. Levy, voted unanimously to grant 10 day certificate. S. Makowka moved approval of the application as submitted for removal of the roof and repair of exposed area, seconded by A. Frisch, voted unanimously. S. Makowka will be monitor.

3. S. Makowka discussed application for CONA received for 209 Pleasant Street where they requested CONA saying changes were insubstantial. Owners have hired new architect and are changing triple banks of windows that wrap around other side and replacing with bank of folding windows that wraps around corner and will also take out pediment and replace with simpler barn door where it was originally a carriage house. Property not seen from Pleasant Street, from Spy Pond you can see it at an angle – almost impossible on some part per B. Cohen, distant view, but visible from Pond. In past determined everything visible from pond. Commissioners determined CONA not applicable in this instance and said they will require a formal hearing. We'll put them on the agenda – it is visible from the Pond. Will

review it and take into account factor that it's minimally visible. Need their permission to change application to COA. C. Greeley will follow up with applicants.

4. J. Worden discussed 754 Mass. Ave. and that the composite signs' poles are encased in plastic in his opinion. He sent letter to applicant/owner who then called J. Worden directly to say he was very unhappy and felt that we're picking on him. When one looks closely at application – fine print says poles 4 x 4 pressure treated with pole wraps and copper tops. Pole wraps are plastic, applicant claims metal. He did say pole wraps and the poles look like plastic posts in J. Worden's opinion. His sense is that we're stuck with this and in future 1) guidelines need to be updated and a section on signs which should deal with this has to be clear, 2) need to better read manufacturer's specifications from people.

5. B. Cohen said she met with a family on Westminster where their windows mostly are original, some vinyl in some places, she gave them names of window restoration company and suggested replace vinyl ones with Boston Sash. They'll submit an application sometime in the future.

#### NEW BUSINESS:

1. Continuation of Formal hearing re: 159 Pleasant Street. Owner D. MacArthur present and gave brief overview; barn subdivided from 159 Pleasant Street original house. He is proposing to restore the barn. Some talk about moving barn to try to sit in current set backs, but no longer proposing to do that plan; wants now to restore where it sits and add a shed dormer and small addition to back. Converting from barn to single family residence. Dimension of addition 7 x 16.6. Uncertainties from last month were: moving – now not moving, using original foundation and restoring with addition on rear. Façade on Pleasant Street will be unchanged. New foundation will be same height – want first floor to come in as it is now. Need 8" for code. Full foundation on right side of building. Discussion of shutters which show in a photo previously distributed. A. Frisch asked about building materials, replication of existing conditions. J. Worden said you're planning to go to Zoning Board for variance – rear yard and side yard setbacks. S. Makowka said we should note in approval if we approve it – our desire to maintain original location important. Comments from audience – H. Krepelka asked about final square footage with addition – 1,757 sf living space.

Original house was 1,856 sf. Reason she is asking was she thought the barn should be proportionately smaller than main house. B. Cohen said in some cases barn was bigger than the main house. A. Frisch moved acceptance of application and plans submitted at hearing tonight with 1 addition that we specifically find that maintaining the barn on its existing footprint is crucial, seconded by T. Smurzynski. Discussion by J. Worden, spacer bar in muntins, applied wood mullion on inside and outside, S. Makowka proposed we modify application that windows meet our guidelines and no shutters are applied. J. Worden asked about specifications for door on side and applicant said they will be copying existing door on rear of house. Doors on north elevation match existing west elevation door. Question from H. Krepelka about fencing. Commissioners' answer was that the guidelines say from front façade back is not under our jurisdiction. Everything in front we have jurisdiction. S. Makowka reiterated amendment includes external applied muntins per guidelines, no shutter specifications, side and rear doors to match existing door on rear of barn.

Seconded by A. Frisch. Vote on amendment all agreed. All in favor of amended motion. Voted unanimously. Monitor appointed a. Frisch.

2. Informal hearing re: 135 Pleasant Street. Applicants requesting 10 day certificate for removal of glass doors and replacement with solid door. T. Smurzynski moved approval for appropriateness for a 10 day certificate because the feature involved is insubstantial in effect on the district. On side, down in basement well, at most going to see very top with 3 lights in it. Present door is full light. Seconded by J. Worden, voted unanimously. Simpson fir door model F7662 as shown in attached application. S. Makowka moved approval for replacement of basement doors as applied in application, seconded by B. Cohen, moved unanimously. Monitor S. Makowka

#### OLD BUSINESS

Meeting adjourned 9:30pm.